

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/W side of Breidenbaugh Lane (a private	*	DEPUTY ZONING COMMISSIONER
road) approximately 3,000 ft. from its	*	
intersection with Manor Road	*	OF BALTIMORE COUNTY
11 th Election District	*	
6 th Councilmanic District	*	CASE NO. 99-448-A
4501 Breidenbaugh Lane	*	
Jane Apple Eberman	*	
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for administrative variance filed by the legal owner of the subject property, Jane Apple Eberman. The variance request is for property located at 4501 Breidenbaugh Lane, located in the Glen Arm area of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a sideyard setback of 8 ft. in lieu of the required 35 ft. for an attached garage. In addition, a variance to approve a sideyard setback of 24 ft. in lieu of 35 ft. on one side of the house is also being requested. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

ORDER RECEIVED FOR FILING


6/21/99
R. Gammon

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1999 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a sideyard setback of 8 ft. in lieu of the required 35 ft. for an attached garage, and in addition, a request for a variance to approve a sideyard setback of 24 ft. in lieu of 35 ft. on one side of the house, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Pursuant to the Zoning Advisory Committee Meeting of May 24, 1999, the Department of Environmental Protection recommends that prior to approval of a building permit, the existing well and septic system must meet current standards and be shown on a site plan. A field inspection by this section may be required.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
JUN 21 1999
K. J. Gannon



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 21, 1999

Robert W. Stange, Esquire
220 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 99-448-A
Property: 4501 Breidenbaugh Lane

Dear Mr. Stange:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Jane Apple Eberman

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4501 Breidenbaugh Lane
which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3.B.3; BCZR, to permit a sideyard setback of 8 ft. in lieu of the required 35 ft. for an attached garage. Also to confirm variance for existing side yard of 24' instead of 35' on other side of house.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Jane Apple Eberman

Name - Type or Print

Signature

Signature

Address

Telephone No.

City State Zip Code

Signature

4501 Breidenbaugh Lane

410-592-9027

Address

Telephone No.

Glen Arm

MD

21057

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Robert W. Stange

Name - Type or Print

Signature

Company

220 Bosley Avenue

410-296-3940

Address

Telephone No.

Towson, MD 21204

City State Zip Code

Robert W. Stange, Esquire

Name

220 Bosley Avenue

410-296-3940

Address

Telephone No.

Towson, MD 21204

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5 day of May, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-448-A

Reviewed By STA Date 5-12-99

REV 9/15/98

Estimated Posting Date 5-23-96

448

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4501 Breidenbaugh Lane
Address
Glen Arm MD 21057
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Petitioner desires to build a two (2) car garage and sunroom, with bedroom and living space on the second floor, as an addition to the existing house and needs a variance as the new structure will come within 8' of the property line. House currently does not have a garage which is needed along with additional living space and it cannot be added to the existing house in any other way. Property is unique in shape requiring variance as to the property line and homeowner would sustain a financial and family hardship in the absence of the variance and prohibit the proper use of the property. Also variance is necessary for needed security, safety from the elements and needs to be attached for the additional living space for growing family.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jane Apple Eberman
Signature
Jane Apple Eberman
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Jane Apple Eberman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/7/99
Date

Barbara J. Bryant
Notary Public

My Commission Expires 1/1/2000

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4501 Breidenbaugh Lane
Address
Glen Arm MD 21057
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Petitioner desires to build a two (2) car garage and sunroom, with bedroom and living space on second floor as an addition to the existing house and needs a variance as the new structure will come within 8' of the property line. House currently does not have a garage which is needed along with additional living space and it cannot be added to the existing house in any other way. Property is unique in shape requiring variance as to property line and homeowner would sustain a financial and family hardship in the absence of the variance and prohibit the proper use of the property. Also variance is necessary for needed security, safety from the elements and needs to be attached for the additional living space for growing family.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jane Apple Eberman
Signature
Jane Apple Eberman
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Jane Apple Eberman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4/7/99
Date

Barbara Dwyer
Notary Public
My Commission Expires 1/1/2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4501 Breidenbaugh Lane

which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3.B.3; BCZR, to permit a sideyard set back of 8 ft. in lieu of the required 35 ft. for an attached garage. Also to confirm variance for existing side yard of 24' instead of 35' on other side of house.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert W. Stange

Name - Type or Print

Signature

Company

220 Bosley Avenue

410-296-3940

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Jane Apple Eberman

Name - Type or Print

Signature

Name - Type or Print

Signature

4501 Breidenbaugh Lane

410-592-9027

Address

Telephone No.

Glen Arm,

MD

21057

City

State

Zip Code

Representative to be Contacted:

Robert W. Stange, Esquire

Name

220 Bosley Avenue

410-296-3940

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-448 A

Reviewed By JOH Date 5-12-99

REU 9/15/98

Estimated Posting Date 5-23-99

448

ORDER RECEIVED FOR FILING

**ZONING DESCRIPTION FOR
4501 BREIDENBAUGH LANE**

"As recorded in Deed Liber 11239, folio 048" Beginning for the same at an iron pipe at a distance of 512.36 feet measured southeasterly from a stone heretofore set at the beginning of said line, and thence running with and binding on a part of said first line south 40 degrees east 78 feet, thence leaving said outline and running for a line of division north 53 degrees 41 minutes east 590.28 feet to the southwest side of a 16 foot right-of-way leading in a westerly and southwesterly direction to Manor Road, thence binding on the southwest and south sides of said 16 foot right-of-way with the use thereto in common with others entitled thereto, the three following courses and distances, viz: north 40 degrees 39 minutes west 38 feet, north 66 degrees 06 minutes west 52.90 feet and north 87 degrees 20 minutes west 45 feet and thence leaving said right-of-way and running for a line of division south 50 degrees west 532.27 feet to the place of beginning. Containing 1.27 acres more or less.

448
99-448-A

A-844-PP

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

448-
No. 067385

DATE 5-12-99 ACCOUNT R. COO. 6150

AMOUNT \$ 50.00

RECEIVED FROM: ROBERT STANGE

FOR: Res. (Approved)
TOTAL \$50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
577

PAID RECEIPT
PROCESS ACTUAL TIME
5/13/1999 5/12/1999 14:29:26
REG #301 CASHIER JRIC JMK DRAMER
Dept 5 528 ZIRING VERIFICATION
Receipt # 101805
UR # 067385
Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

99-448-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No

ADMIN.
99-448 A

Petitioner/Developer SMITH, ETAL
% P. O'KEEFE

Date of Hearing Closing 6/7/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 4501 BREIDENBAUGH RD (CA)

The sign(s) were posted on

5/22/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/22/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

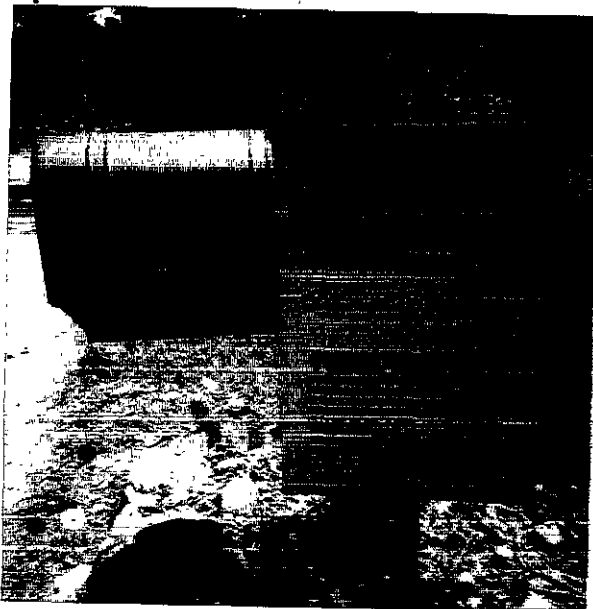
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



99-448
4501 - BREIDENBAUGH

6/7/99

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 448 -A Address 4501 BREIDENBACH LANE

Contact Person: JOAN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-12-99 Posting Date: 5-23-99 Closing Date: 6-7-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 448 -A Address 4501 BREIDENBACH LANE

Petitioner's Name JANE HOPE E. BERMAN Telephone 410-592-9027

Posting Date: 5-23-99 Closing Date: 6-7-99

Wording for Sign: TO PERMIT SIDE YARD SETBACKS OF 24 FT.
(EXISTING) 5 FT. W/AN RC-2 ZONE.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 444

Petitioner: JANE APPLE EBERMAN

Location: 4501 BREIDENBAUGH LANE GLEN ARM, MD 21057

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JANE APPLE EBERMAN

ADDRESS: 4501 BREIDENBAUGH LANE

GLEN ARM MD 21057

PHONE NUMBER: (410) 592-9027

AJ:ggs

(Revised 09/24/96)

448

-16-

99-448-A





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 9, 1999

Robert W. Strange, Esq.
220 Bosley Avenue
Towson, MD 21204

RE: Case No.: 99-448-A
Petitioner: Eberman
Location: 4501 Breidenbaugh

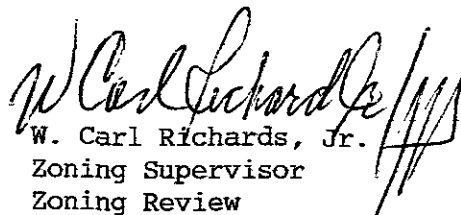
Dear Mr. Strange:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 12, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 1, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for June 1, 1999
Item Nos. 421, 426, 435, 436, 437,
438, 444, 445, 447, 448, 449, 450,
and 453

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06019.NOC

CLOSING
DATE 6/7/99

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
--

Date: June 3, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
SUBJECT: Zoning Item #448

4501 Breidenbaugh Lane

Zoning Advisory Committee Meeting of May 24, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Prior to approval of a building permit, the existing well and septic system must meet current standards and be shown on a site plan. A field inspection by this section may be required.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 25, 1999

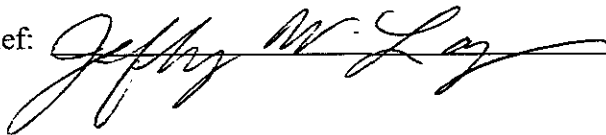
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 426, 435, 436, 437, 438, 439, 444, 445, 446, 448 and 455

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey M. Long", written over a horizontal line.

AFK/JL



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

June 2, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

406, 404, 405, 406, 407, 408, 409, 414, 415, 416, 417,
449, 443, 450, 451, 452, ~~453~~, and 455

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4831, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

RECEIVED JUN 17 1999





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 5.21.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

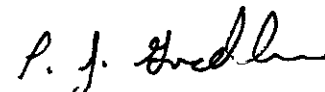
RE: Baltimore County
Item No. 448 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

ORDER FOR ADJACENT PROPERTY

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

15-36-A
#19

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Frances

I, or we, Michael Alleva legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1A00.3B.3 to Permit side ^{yard} setbacks of 11 feet instead of required 50 feet on each side. To permit a front yard setback of 25 feet and a rear yard of 25 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Not enough Land
2. Ranch type least expensive to build
3. Only kind we can afford

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE <u>October 2, 1974</u>	<u>Michael Alleva</u> Contract purchaser	<u>Michael Alleva</u> Legal Owner
BY <u>Michael Alleva</u> ALLEGEDLY	<u>353-0000</u> Address	<u> </u> Address
	<u> </u> Petitioner's Attorney	<u> </u> Protestant's Attorney
	<u> </u> Address	<u> </u> Address

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of

SEP 10 74 AM
of October 1974, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 21st day of October 1974 at 10:00 o'clock

Zoning Commissioner of Baltimore County

49-448-A 448

15-36-A

5/8 of Fredericktown Lane 1000' 1100'

ORDER FOR ADJUDICATION OF PROPERTY

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, Variances to permit side yard setbacks of 11 feet instead of the required 50 feet on each side; a front yard setback of 25 feet and a rear yard of 25 feet instead of the required 50 feet

should be granted.

IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of October, 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Hays
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

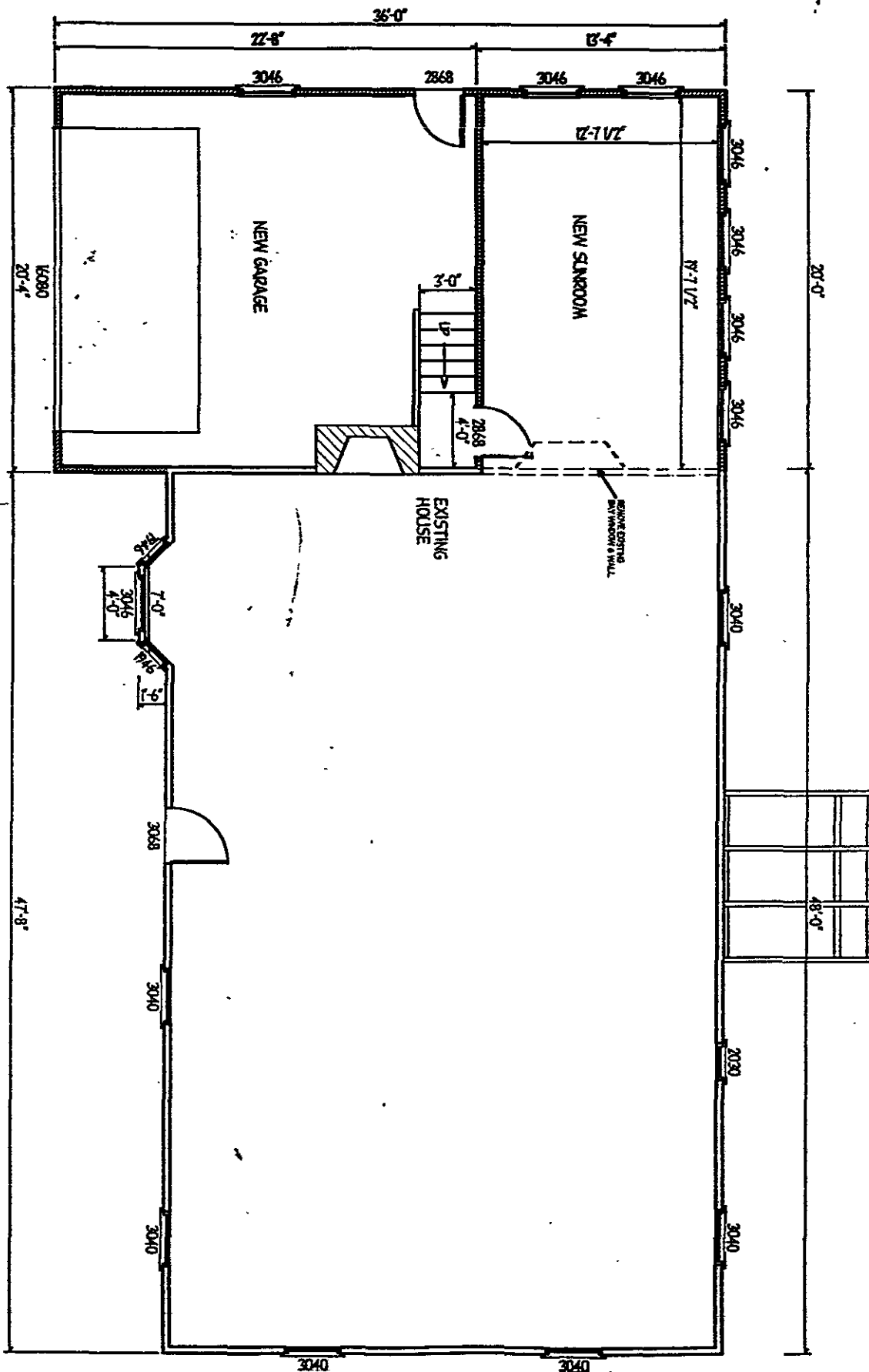
DATE

October 25, 1974
Bella P. Gandy, Clerk

BY

TO: ROB EBERMAN - 4501 Newcomb Rd Unit 101B - 592-6564
 FROM: DRP
 2-6-99
 SCALE: 1/8" = 1'

1 OF 3

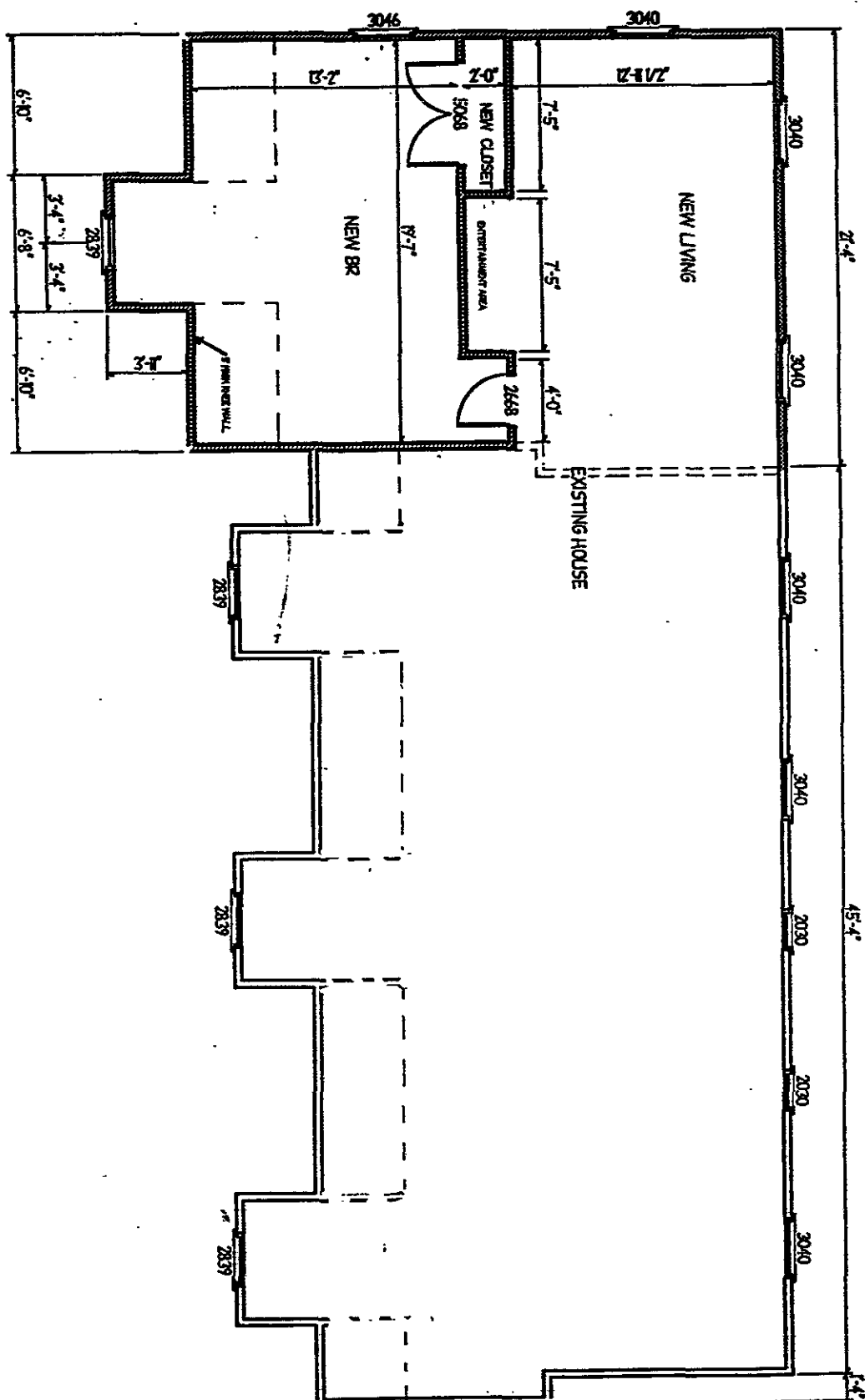


99-448.A

1st Floor

TO: ROB EBERMAN
FROM: DDP
2-K-99
SCALE: 1/8" = 1'
2 OF 3

2053

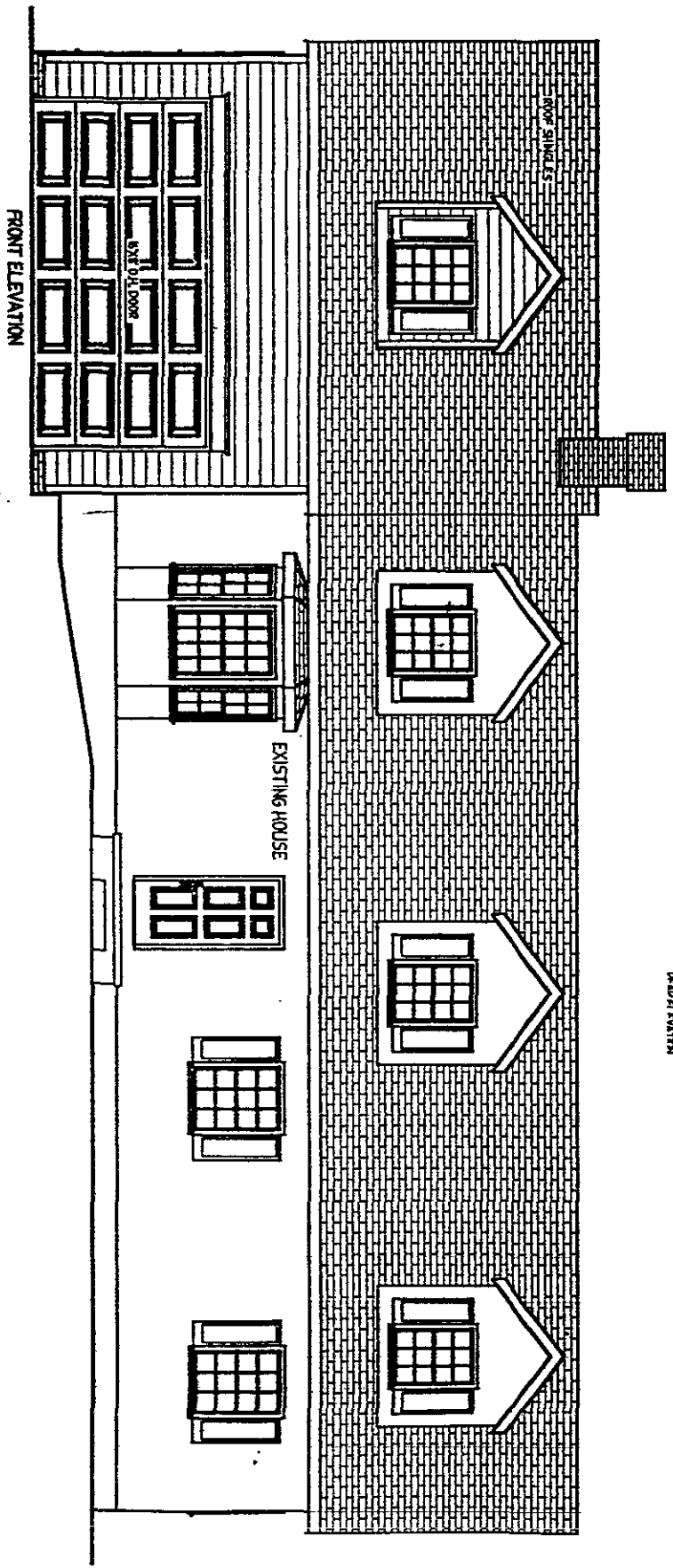
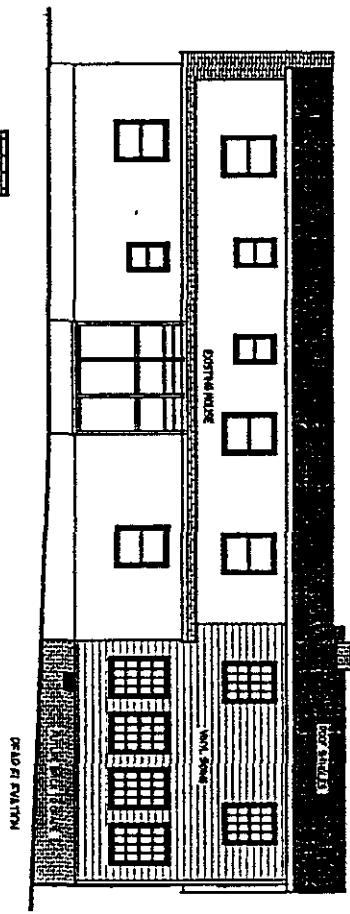
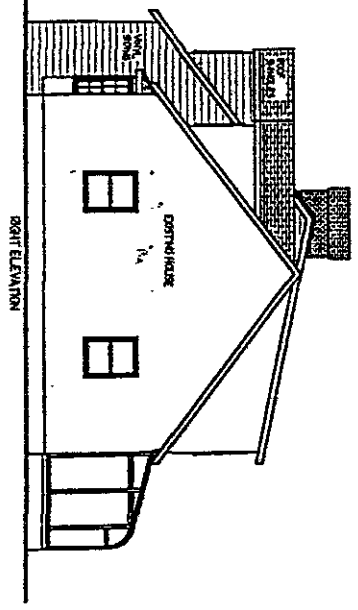
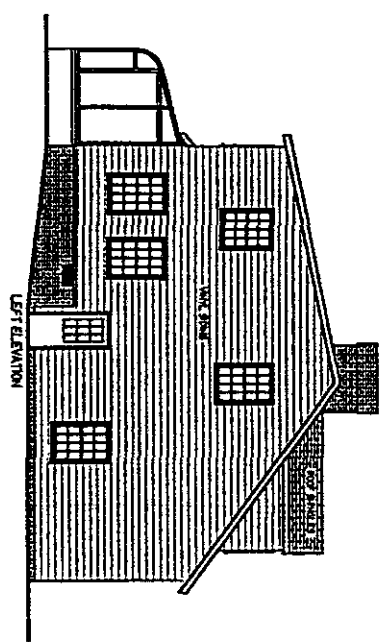


8th

2nd Floor

TO: ROB EBERMAN
 FROM: DRP
 2-16-99
 SCALE: 1/8" = 1'
 3 OF 3

448



99.448-A

448

SUBJECT PROPERTY



99-448-A

448-

SUBJECT PROPERTY



99-448-A

448

441 BREIDENBAUGH LN.
ALLEVA - WEIGNER



99-448-A

448

4503 BREIDENBAUGH LN.
HOUSTON - NEIGHBOR



99-448-A

448

SUBJECT PROPERTY



99-448-A

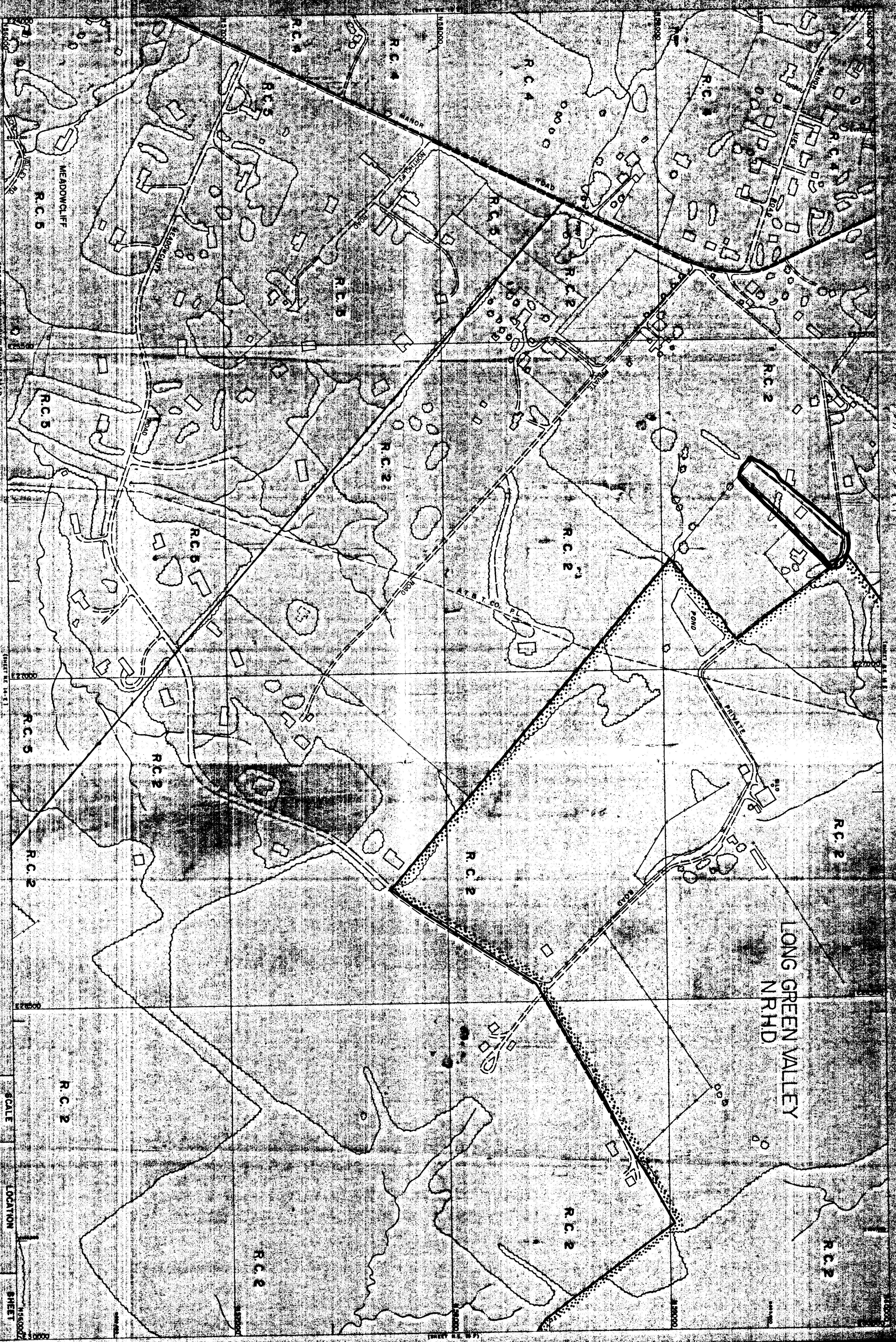
442

877



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF GLEN ARM	N.E. 15-E
DATE OF PHOTOGRAPHY JANUARY 1986		



THE BALTIMORE COUNTY COUNCIL
APPROVED 1964
JANUARY 13, 1964
BY RESOLUTION NO. 15-64
BALTIMORE, MARYLAND

ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
APPROVED 1964
JANUARY 13, 1964
BY RESOLUTION NO. 15-64
BALTIMORE, MARYLAND

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200'
LOCATION
EAST OF
SLENAH
SHEET
15-64

99-448-A
DET-1